
Westfield Washington Schools

322 West Main Street • Westfield, Indiana 46074 • 317-867-8000 • <http://www.wws.k12.in.us>

Nicholas O. Verhoff, Director of Business

TO: Bruce Hauk
FROM: Nicholas O. Verhoff
SUBJ: Impact Fees Reduction
DATE: August 23, 2008

Dear: Bruce,

The Westfield Washington School District would like the town of Westfield to consider a reduction in the impact fees required as we build Monon Trail Elementary on Tomlinson Road. This would include sanitary, water and traffic impact fees.

The Board of School Trustees appreciates the past practice of reducing such fees. Past reductions have been a benefit to the tax payers we both serve.

Please do not hesitate to call if additional information is needed.

Sincerely,

Nicholas O. Verhoff
Director of Business
(317) 867-8013



Permit#

Date

08/27/2007

WESTFIELD PUBLIC WORKS

2728 E. 171st Street

Westfield, Indiana 46074

Office: (317) 867-1116

Westfield Public Works Charges- Invoice

Applicant Westfield - Washington Schools
Address 322 West Main Street
City-State-Zip Westfield, IN 46074
Location Carey Ridge Elementary

Connection FeesType: Residential ☐ Commercial ☒**WATER**

Water Connection 4.26 EDU'S x \$500.00 = \$2,130.00

Additional Meter x \$500.00 = \$0.00

Meter Size: 5/8 ☒ 1 ☐ 1 1/2 ☐**SEWER**

Sewer Connection 4.26 EDU'S x \$1,200.00 = \$5,112.00

AVAILABILITY FEES

Water Availability 4.26 EDU'S x \$1,800.00 = \$7,668.00

Reimbursement

Sewer Availability 4.26 EDU'S x \$3,500.00 = \$14,910.00

Reimbursement

Subsequent Sewer Connector Fees

Sub Sewer-Res-Bri 0 EDU'S x \$380.00 = \$0.00

Sub Sewer-Com-Bri 0 EDU'S x \$760.00 = \$0.00

Sub Sewer-Wash 0 EDU'S x \$529.00 = \$0.00

Road Impact Fees

Road Impact- Res x \$1,800.00 = \$0.00

RI-Commercial (Taken from breakdown sheet) \$0.00

This does not include irrigation or fire service fees

Total \$29,820.00

The above referenced fees and charges have been determined based upon the current construction plans. It is expressly understood that any changes or modifications to the construction plans may result in additional costs at a later date. Please remit availability fees to Customer Service- Westfield Public Works- 2728 E. 171st Street- Westfield, IN 46074.

\$ 44,542
- (19,047.50)

\$ 25,494.50

Impact Fee Assessment

August 15, 2007

Developer:

Westfield-Washington School Corporation

Proposed Development:

Carey Ridge Elementary School Expansion
161st & Carey Road
Westfield, Indiana

Development Information:

15,000 Square Foot Elementary School (520)
88 Students

The following trip generation rates were developed based on the guidelines set forth in the 7th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Weekday Trip Generation, Elementary School (520)

Gross Floor Area

- 15,000 Square Foot Gross Floor Area (Average Rate)
 $15 * 14.49 = 217.35$
- 15,000 Square Foot Gross Floor Area (Equation)
 $\ln(T) = (0.99(\ln(15)) + 2.59)$
 $T = 194.60$

Average Trip Generation Rate:

$$(217.35 + 194.60) / 2 = 205.98 \text{ Use: } 206 \text{ weekday trips generated}$$

Students

- 88 Students (Average Rate)
 $88 * 1.29 = 113.52$
- 88 Students (Equation)
 $\ln(T) = 1.007 \ln(88) - 0.086$
 $T = 83.32$

Average Trip Generation Rate:

$$(113.52 + 83.32) / 2 = 98.42 \text{ Use: } 98 \text{ weekday trips generated}$$

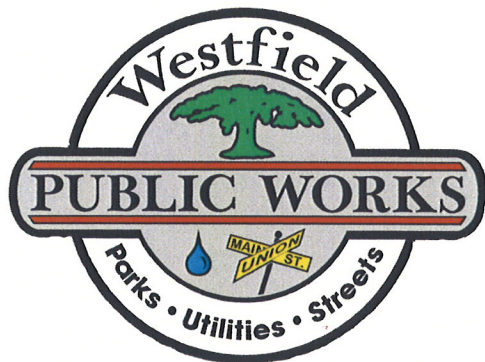
Average Trip Generation

- $(206 + 98) / 2 = 152 \text{ Use: } 152 \text{ weekday trips generated}$

Conclusion:

The following is the calculation for the impact fee associated with this development:

$$\text{Estimated Impact Fee} = \$188.00 \times 152 = \$28,576.00$$



Permit#

Date

08/27/2007

WESTFIELD PUBLIC WORKS

2728 E. 171st Street

Westfield, Indiana 46074

Office: (317) 867-1116

Westfield Public Works Charges- Invoice

Applicant Westfield - Washington Schools - Dr Mark Keen
Address 322 West Main Street
City-State-Zip Westfield, IN 46074
Location Monon Trails Elementary

Connection Fees

Type:

Residential

☐

Commercial

☒**WATER**

Water Connection 31.45 EDU'S x \$500.00 = \$15,725.00

Additional Meter x \$500.00 = \$0.00

Meter Size: 5/8 ☒ 1 ☐ 1 1/2 ☐**SEWER**

Sewer Connection 31.45 EDU'S x \$1,200.00 = \$37,740.00

AVAILABILITY FEES

Water Availability 31.45 EDU'S x \$1,800.00 = \$56,610.00

Reimbursement

Sewer Availability 31.45 EDU'S x \$3,500.00 = \$110,075.00

Reimbursement**Subsequent Sewer Connector Fees**

Sub Sewer-Res-Bri 0 EDU'S x \$380.00 = \$0.00

Sub Sewer-Com-Bri 0 EDU'S x \$760.00 = \$0.00

Sub Sewer-Wash 0 EDU'S x \$529.00 = \$0.00

Road Impact Fees

Road Impact- Res x \$1,800.00 = \$0.00

RI-Commercial (Taken from breakdown sheet) \$0.00

This does not include irrigation or fire service fees

Total**\$220,150.00**

The above referenced fees and charges have been determined based upon the current construction plans. It is expressly understood that any changes or modifications to the construction plans may result in additional costs at a later date. Please remit availability fees to Customer Service- Westfield Public Works- 2728 E. 171st Street- Westfield, IN 46074.

Impact Fee Assessment

August 27, 2007

Developer:

Westfield-Washington School Corporation

Proposed Development:

Monon Trails (Tomlinson Road) Elementary
Westfield, Indiana

Development Information:

108,000 Square Foot Elementary School (520)
650 Students
50 Staff

The following trip generation rates were developed based on the guidelines set forth in the 7th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Weekday Trip Generation, Elementary School (520)

Gross Floor Area

- 108,000 Square Foot Gross Floor Area (Average Rate)
 $108.00 * 12.03 = 1299.24$

Use: 1300 weekday trips generated

Students

- 650 Students (Average Rate)
 $650 * 1.02 = 663$
- 650 Students (Equation)
 $\ln(T) = 1.007 \ln(650) - 0.086$
 $T = 623.725$

Average Trip Generation Rate:

$$(663 + 623.725) / 2 = 643.36 \quad \text{Use: 643 weekday trips generated}$$

Employees

- 50 Employees (Average Rate)
 $50 * 13.13 = 656.50 \quad \text{Use: 657 weekday trips generated}$

Average Trip Generation

- $(1300 + 643 + 657) / 3 = 866.67 \quad \text{Use: 867 weekday trips generated}$

Conclusion:

The following is the calculation for the impact fee associated with this development:

$$\underline{\text{Estimated Impact Fee} = \$188.00 \times 867 = \$162,996.00}$$